184.0	0006	0004.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	871,200 / 871,200
					USE VALUE:	871,200 / 871,200
					ASSESSED:	871,200 / 871,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
211		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIVERA PEDRO & NILSA
Owner 2:	
Owner 3:	
Street 1:	211 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHAUGHNESSY DAVID W-MARY A -
Owner 2:	TRS/SHAUGHNESSY FAMILY TRUST -
Street 1:	211 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .24 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Vinyl Exterior and 2627 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10461.000	357,500		513,700	871,200
Total Card	0.240	357,500		513,700	871,200
Total Parcel	0.240	357,500		513,700	871,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.66 | /Parcel: 331.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123789
GIS Ref
GIS Ref
Insp Date 08/25/18

!14308!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0006-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	357,500	0	10,461.	513,700	871,200		Year end	12/23/2021
2021	101	FV	346,400	0	10,461.	513,700	860,100		Year End Roll	12/10/2020
2020	101	FV	408,700	0	10,461.	513,700	922,400	922,400	Year End Roll	12/18/2019
2019	101	FV	306,600	0	10,461.	513,700	820,300	820,300	Year End Roll	1/3/2019
2018	101	FV	306,400	0	10,461.	433,000	739,400	739,400	Year End Roll	12/20/2017
2017	101	FV	306,400	0	10,461.	396,300	702,700	702,700	Year End Roll	1/3/2017
2016	101	FV	306,400	0	10,461.	337,600	644,000	644,000	Year End	1/4/2016
2015	101	FV	288,700	0	10,461.	293,500	582,200	582,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:45:13

LAST REV

Date	Time
10/06/20	12:23:38
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14308

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAUGHNESSY DAV	72586-335	1	5/10/2019		907,000	No	No		
SHAUGHNESSY DAV	49113-252		3/12/2007	Family	1	No	No		
	10050-507		6/7/1962		18,000	No	No		N

USER DEFINED

Prior Id # 1:	123789
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Meas/Inspect	HS	Hanne S
1/6/2009	Meas/Inspect	189	PATRIOT
12/8/2008	Measured	372	PATRIOT
1/3/1999	Meas/Inspect	263	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10461		Sq. Ft.	Site		0	70.	0.70	7									513,680						513,700	

Total AC/HA:	0.24015	Total SF/SM:	10461	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	513,680	Spl Credit		Total:	513,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.99443161
Const Adj.:	0.99693000
Adj $ / SQ:	133.836
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518136
Depreciation:	160622
Depreciated Total:	357514

COMMENTS

HST UNHEATED FINISHED ROOM.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 9	BRs: 5	Baths: 1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

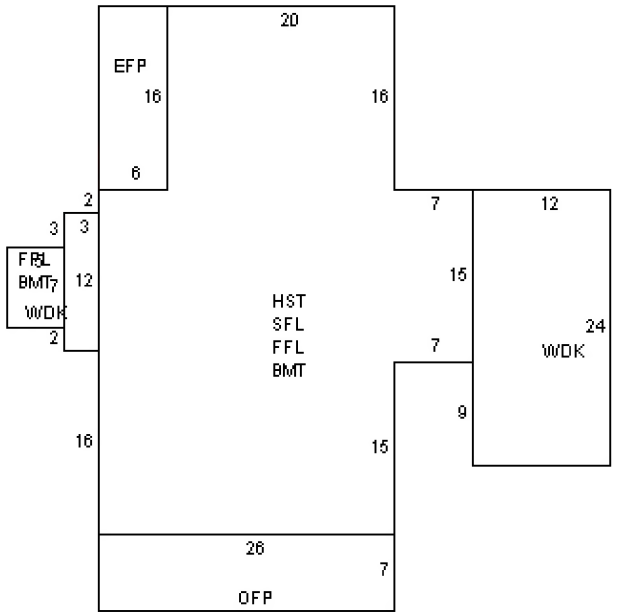
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	133.84
Special Features:	0	Val/Su Net:	73.09
Final Total:	357500	Val/Su SzAd	117.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,241	40.150	49,827
FFL	First Floor	1,241	133.840	166,091
SFL	Second Floor	1,205	133.840	161,273
HST	Half Story	603	96.360	58,058
WDK	Deck	323	9.070	2,929
OFP	Open Porch	182	25.490	4,639
EFP	Enclos Porch	96	55.410	5,320
	Net Sketched Area:	4,891	Total:	448,137
Size Ad	3048.5	Gross Area	5493	FinArea 2627

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	70		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0006-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: